

EXHIBIT 7-G

WRITTEN OFFER TO PURCHASE

Date

(name of property owner)

(mailing address)

(city, MT Zip)

Dear (name of property owner):

This letter serves as a written offer to purchase property at (describe by address or general location and legal description, for example: 345 Chinook Avenue, Lots 8-9, Block 6 of the Palmer Addition), which our records indicate is owned by (name of property owner). This property is required for (describe proposed CDBG activity).

We have had the property appraised by a competent and unbiased fee appraiser and this report has been thoroughly analyzed by a certified review appraiser and found to be well supported. Based on the appraisal and review, the (name of grantee) hereby makes you a firm offer in the amount of (\$ _____) for the purchase of your property.

We feel that the above offer is most equitable and we urge your favorable consideration and acceptance of it. If this meets with your approval, the CDBG Project Manager (name) has prepared an Act of Sale and will assist in any way convenient to you in finalizing the acquisition. Negotiations for the purchase of your property will begin on (date).

In addition to the offered purchase price, the CDBG office will also reimburse you for any incidental costs associated with the transfer of the property. If you feel that the CDBG office has not examined all the relevant information needed to determine just compensation for your property, please contact the acquisition/relocation specialist (name) at (telephone number), who will be more than willing to review the material.

Thank you very much for your cooperation and favorable consideration of this offer.

Sincerely,

(name of Chief Elected Official)

(Mayor or Chairperson, County Commission)

(name of grantee: City, Town, or County of _____)

Enclosure: Statement of the Basis for the Determination of Just Compensation

STATEMENT OF THE BASIS OF DETERMINATION OF JUST COMPENSATION

DESCRIPTION AND LOCATION OF PROPERTY

The (name of grantee: City, Town, or County of _____) proposes to purchase land and improvements at (describe by address or general location and legal description, for example: 345 Chinook Avenue, Lots 8-9, Block 6 of the Palmer Addition) from owner (name) at (owner's address, Montana Zip). It is a (describe use and character of structure and area, for example: single -family residential unit which conforms to zoning, present use, surrounding land use, and area trends).

PURPOSE OF PURCHASE

The (name of grantee) intends to use the parcel for (describe proposed CDBG activity, for example: construction of a new fire station adjacent to the existing library).

IMPROVEMENTS

Describe the structure in detail, for example:

It is a one-story, single-family residence of wood frame construction with concrete foundation, stucco siding, a tar and gravel roof and aluminum gutters and downspouts.

It contains a living room, kitchen, center hall, two bedrooms, and one bath.

Interior finish is hardwood floors, except hall, two bedrooms and one bath.

The kitchen has counters and painted wood cabinets. There are no built-in appliances.

Heat is gas-fired, forced-air, 120,000 BTU furnace.

The house is 25 years old. Design is good. Maintenance is average.

DECLARATION OF OFFER

Based on the appraisal, the (name of grantee) hereby makes you an offer in the amount of (\$ _____) for the purchase of your property. This offer is for the fair market value of your property. This offer does not include any consideration of decrease or increase in value contributed to the project for which it is being acquired. It reflects no relocation payments which the owner/tenant may be entitled to receive under provisions of the *Uniform Relocation and Real Property Acquisition Policies Act of 1970*.